



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: September 26, 2006

Department: Zoning, Building, Planning **Staff Contact:** Adella Gallegos, Assoc. Program
Env. Health Department Planner

TITLE: CONSENT: Zone Map Amendment from A-1 to C-LI (CZ-40013)

COUNTY PLANNING COMMISSION RECOMMENDATION:

APPROVAL

Ordinance No. _____

SUMMARY:

At the August 2, 2006 public hearing, the County Planning Commission voted 5-0 (Commissioners Becerra and Montano excused) to approve a request for a zone map amendment from A-1 to C-LI on an unplatted tract of land within the Town of Atrisco Grant, Sections 25 and 36, T10N, R1E, located on the southwest corner of Central Avenue and Paseo Del Volcan, containing approximately 217.10 acres. The decision was based on the following six (6) Findings:

1. This is a request for a zone map amendment from A-1 to C-LI on an unplatted tract of land within the Town of Atrisco Grant, Sections 25 and 36, T10N, R1E, located on the southwest corner of Central Avenue and Paseo del Volcan, containing approximately 217.10 acres.
2. The property is located in the Reserve Area of the Albuquerque/Bernalillo County Comprehensive Plan and the Southwest Area Plan.
3. The request does not constitute a "spot zone" as the C-1 and M-1 zoning existing directly north of the site.
4. This request is consistent with Resolution 116-86 in that the land use is more advantageous to the community as it will provide employment, commercial and industrial services to this particular area of the South Valley as articulated in Policy 43 and 45 of the Southwest Area plan.
5. This request is consistent with the health, safety, and general welfare of the residents of the County.
6. This request is consistent with Section 15.5 (C-LI Commercial/Light Industrial Zone)

which states that, “(t)he Commercial/Light Industrial Zone is suitable for mapping in areas adjacent to M-1 or M-2 zones or in areas defined as commercial, industrial or primary employment centers in adopted Sector Development Plans or Area Plans”. The subject site is adjacent to an M-1 zone and is in an area defined as being appropriate for primary employment opportunities.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (August 16, 2006)
2. County Planning Commission Information Packet

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval

VERSION 4.0